

FORT WORTH HOUSING FINANCE CORPORATION
AGENDA

Tuesday, February 2, 2016

*Immediately Following the Housing and Neighborhood Services
Committee Meeting Scheduled to Begin
at 1:00 P.M.*

City Hall, Pre-Council Chamber, Second Floor
1000 Throckmorton Street, Fort Worth, Texas 76102

Board of Directors

Salvador Espino, President	Dennis Shingleton, Director	Jungus Jordan, Director
Kelly Allen Gray, Vice President	Ann Zadeh, Director	Betsy Price, Director
Gyna M. Bivens, Secretary	Cary Moon, Director	Zim Zimmerman, Director

Staff Liaison: Fernando Costa, Assistant City Manager
Vicki S. Ganske, Senior Assistant City Attorney

1. Call to Order-Sal Espino, President
2. Approval of Minutes from the Meeting Held on December 1, 2015-Sal Espino, President
3. Written Reports
 - a. Financial Report through December 31, 2015
 - b. Memo on Appointment of Aubrey Thagard as Assistant General Manager
 - c. Quarterly Update on Property Sales
4. Resolutions for Mercantile Apartments:
 - a. Consider and Adopt Resolution Approving an Agreement with NRP Group, LLC for the Development of the Mercantile Apartments and Confirming and Ratifying the Formation of Mercantile Apartments GP LLC to Act as the General Partner of Mercantile Apartments Ltd., the Partnership Developing, Owning and Managing the Project-Avis Chaisson, Administrator
 - b. Consider and Adopt Resolution Approving the Actions of the Corporation as Sole Member of Mercantile Apartments GP LLC, the General Partner of Mercantile Apartments Ltd., Approving all Actions Necessary for the Admission of the General Partner into Mercantile Apartments Ltd., and Approving all Other Actions Necessary for the Financing, Development and Operation of the Mercantile Apartments – Avis Chaisson, Administrator
 - c. Consider and Adopt Resolution Authorizing the Acquisition of Land Located at the Northwest Intersection of Northern Cross Boulevard and Endicott Avenue near Northeast Loop 820 for the Development of the Mercantile Apartments and Entering into a Long Term Ground Lease with Mercantile Apartments Ltd. for the Land – Avis Chaisson, Administrator

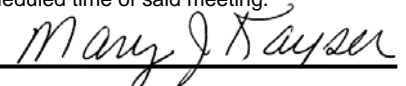
- d. Consider and Adopt Resolution Hiring John Shackelford as Legal Counsel for the Corporation, Mercantile Apartments Ltd., and Mercantile Apartments GP LLC for the Development of the Mercantile Apartments – Avis Chaisson, Administrator
5. Resolutions for The Broadmoor at Western Hills Ltd.
 - a. Consider and Adopt Resolution Approving an Agreement with NRP Group, LLC for the Development of The Broadmoor at Western Hills Apartments and Confirming and Ratifying the Formation of The Broadmoor at Western Hills GP LLC to Act as the General Partner of The Broadmoor at Western Hills Ltd., the Partnership Developing, Owning and Managing the Project – Avis Chaisson, Administrator
 - b. Consider and Adopt Resolution Approving the Actions of the Corporation as Sole Member of The Broadmoor at Western Hills GP LLC, the General Partner of The Broadmoor at Western Hills Ltd., Approving all Actions Necessary for the Admission of the General Partner into The Broadmoor at Western Hills Ltd., and Approving all Other Actions Necessary for the Financing, Development and Operation of The Broadmoor at Western Hills Apartments – Avis Chaisson, Administrator
 - c. Consider and Adopt Resolution Authorizing the Acquisition of Land Located in the 2800 to 2900 Blocks of Broadmoor Drive Near Calmont Avenue for the Development of The Broadmoor at Western Hills Apartments and Entering into a Long Term Ground Lease with The Broadmoor at Western Hills Ltd. for the Land –Avis Chaisson, Administrator
 - d. Consider and Adopt Resolution Hiring John Shackelford as Legal Counsel for the Corporation, The Broadmoor at Western Hills Ltd., and The Broadmoor at Western Hills GP LLC for the Development of The Broadmoor at Western Hills Apartments-Avis Chaisson, Administrator
6. Consider and Adopt Resolution Hiring John Shackelford as Legal Counsel for the Corporation for the Development of a Mixed Income Multifamily Development to be Located at 904 E. Weatherford Street – Avis Chaisson, Administrator
7. Consider and Adopt Resolution Ratifying the Engagement of Deloitte & ToucheLLP to Perform an Audit – Avis Chaisson, Administrator
8. Executive Session: The Fort Worth Housing Finance Corporation will conduct a closed meeting to:
 - a. Seek the advice of its attorneys concerning the following items that are exempt from public disclosure under Article X, Section 9 of the Texas State Bar Rules, as authorized by Section 551.071 of the Texas Government Code: (i) legal issues concerning any current agenda item; and

- b. Discuss the purchase, sale, lease or value of real property, as authorized by Section 551.072 of the Texas Government Code. Deliberation in an open meeting would have a detrimental effect on the position of the Corporation in negotiations with a third party; and
- c. Discuss or deliberate negotiations relating to any economic development negotiations, as authorized by Section 551.087 of the Texas Government Code.

9. Requests for Future Agenda Items -Sal Espino, President

10. Adjourn-Sal Espino, President

I, the undersigned authority do hereby certify that this Notice of Meeting was posted on the City of Fort Worth official website and official bulletin board, places convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time Friday, January 29, 2016 at 5:10 p.m. and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.



City Secretary for the City of Fort Worth, Texas

The Pre-Council Chamber is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need accommodations, auxiliary aids, or services such as interpreters, readers, or large print are requested to contact the City's ADA Coordinator at (817) 392-8552 or e-mail at least ADA@FortWorthTexas.gov 48 hours prior to the meeting so that appropriate arrangements can be made. If the City does not receive notification at least 48 hours prior to the meeting, the City will make a reasonable attempt to provide the necessary accommodations.

Fort Worth, Sala del Consejo esta accesible para silla de ruedas. Se solicita a las personas con discapacidades que planean asistir a esta reunion y que necesitan acomodaciones, ayudas auxiliares o servicios tales como interpretes, lectores o impresiones con tetra grande, que se comuniquen con el Coordinador de la Asociacion Americana de Discapitados (ADA) de la Ciudad llamando al telefono (817) 392-8552 o por correo electronico a ADA@FortWorthTexas.gov por lo menos 48 horas antes de la reunion, de modo que puedan hacerse los arreglos adecuados. Si la Municipalidad no recibe una notificacion por lo menos 48 horas antes de la reunion, esta bani un intento razonable para proporcionar las acomodaciones necesarias.